

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~July 16, 2024

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 16, 2024, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member Gregory Merkle
Acting Chairman James Millard
Member Charles Putzbach
Alternate James Lembke*

ABSENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member Robert Waver*

TOWN REPRESENTATIVES PRESENT:

*Phyllis Todoro - Town Attorney
James Wyzykiewicz – Town Engineer
Raymond Balcerzak -Asst Building Inspector*

I. Approval of Regular Meeting Minutes from June 18, 2024

*Charles Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on June 18, 2024.
James Lembke 2nd motion. Motion approved.*

II. Sketch Plan Review for a 13,104 SF metal building @ 6020 Seneca St for Bo Tucker
Applicant Bo Tucker

Mr. Bo Tucker and Mr. John Schenne returned regarding the plan to build a pole building at 6020 Seneca. A revised site plan was provided. Mr. Schenne said they removed some parking spaces that were on the original plan in front of the building. He also provided colored renderings showing the building with black wainscoting, black windows, a black roof, and white paneling. This building will share a driveway with 6010 Seneca St. They have applied for an additional curb cut. A letter from the fire department was also provided.

Town engineer Jim Wyzykiewicz spoke about the drainage. He said that there is no drainage detention on the site. This could cause drainage problems because the water leaves the site without being contained. He stated that, though a drainage plan has been provided, nothing has been done for the previous buildings that have been completed. The designed plan meets requirements and if the ponds were correctly installed then there should not be a problem. Mr. Wyzykiewicz looked at the site and provided pictures of what it looks like. There are no pipes running to the ponds.

Chairman Millard said he had also visited the site and that it does not appear that 2 of ponds shown on the drainage plan have been done. He said he saw 1, but it did not look like it was completed.

Mr. Tucker claimed the 3 ponds were built as designed and are actually bigger than the designed 30' x 35'. They are all 3 feet deep. Chairman Millard asked Mr. Schenne if the ponds had all been installed as designed for the buildings that were previously approved and are occupied. Mr. Schenne said there was still work to do. Chairman Millard stated that the drainage for the buildings that are already built needs to be completed before they could

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Applicant Bo Tucker (Continued)

give approval for a new building. He asked Mr. Schenne to let the town engineer know when the ponds were completed as designed so he could see them and confirm. He said he would work with Mr. Tucker to get them completed. There was more discussion about the drainage. Mr. Schenne spoke about the purpose of drainage and how the plan was designed and that it is beyond what is needed.

The drainage district and easements are still being completed. The public hearing was set for July 17, 2024. The drainage district will include the entire property. This needs to be completed before approval can be given.

Chairman Millard asked what the building at 6020 will be used for. Mr. Tucker said it was mainly storage and a small office with 8-10 employees. Chairman Millard noted that the previous building has had alterations done without coming to the EPB. If the number of employees changes from what is presented, they need to know so they can be sure the parking requirements are met.

When asked Mr. Tucker said there will not be a dumpster on the site at 6020 Seneca St. Chairman Millard commented that buildings previously approved without dumpsters now have dumpsters on site. Mr. Tucker stated these are temporary for construction use. Chairman Millard also asked about the 12 trailers that are currently on site. It was also mentioned that there is no fence on the plans and that a landscaping design is needed. Chairman Millard asked if the windows on the front of the building are at least 25% coverage. Mr. Schenne said he did not believe they are and will redesign.

Chairman Millard summarized what was still needed before approval could be given. The size of the windows in the front need to be changed. A drainage district and easements need to be completed. A landscape design needs to be supplied. The detention ponds for all buildings previously built need to be completed as designed.

Mr. Greg Mancini from 91 Streif Rd and Mr. Scott Lingle of 31 Streif Rd. both spoke about drainage issues they have seen since these buildings along Seneca St have been built.

Mr. Wzykiewicz brought up that there are 2 previously approved buildings that are complete but do not have the drainage ponds completed. These 2 ponds also need to be completed as designed and need to be included in the drainage district.

A motion was made by James Millard and Seconded by James Lembke to give preliminary approval.

Yes-4- No-0 Motion Carried

It was stated to Mr. Tucker that this does not give him permission to start building. Final approval is still needed.

V. Adjourn *Motion to adjourn at 7:58 pm by unanimous consent.*

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary